

**Planning Statement for Demolition of existing garage,
erection of two-storey side extension, small rear
extension, small rear dormer and conversion of
dwelling into 3 no. self-contained flats (Use Class C3).**

**40 Cross Lane East,
Gravesend,
DA12 5HB**

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1. Introduction

This Planning Statement supports a full planning application to extend and convert the existing dwelling at 40 Cross Lane East into three high-quality self-contained flats (Use Class C3).

This revised proposal has been designed specifically to address all issues raised in the refusal of application 20251046 for a 9-bed HMO.

2. Site and Context

40 Cross Lane East is a two-storey end-terrace dwelling with an attached garage and parking for two vehicles. The area is characterised by residential development comprising predominantly family dwellings. The site benefits from excellent access to public transport, everyday services, schools and amenities. The property is not subject to ecological, flood risk or heritage constraints.

3. Proposed Development

- Demolition of existing garage
- Two-storey side extension (straightened and refined)
- Small single-storey rear extension
- Small rear dormer window
- Conversion into 3 no. self-contained units

Accommodation Schedule

Flat	Storey	GIA	Bedrooms	Standard	Private Amenity
Flat 1	Ground	61 sqm	1 double + 1 single	2b3p	69 sqm
Flat 2	Ground	37 sqm	1 single	1b1p	39 sqm
Flat 3	First + Loft	99 sqm	2 doubles + 1 single	3b5p	122 sqm

Parking and Cycle Storage

- Two on-site parking spaces retained
- Nine secure cycle spaces provided

This arrangement appropriately supports sustainable transport use.

4. Design, Character and Appearance

The Delegated Report for the previous HMO application identified that the angled side extension would “erode the open aspect to the side corner” and create an overly dominant form.

This revised proposal:

- Straightens the side extension to achieve a coherent building line
- Maintains the established domestic appearance of the terrace
- Incorporates a small, well-aligned rear dormer that remains visually subordinate
- Matches materials to the existing dwelling

The revised design fully resolves previous concerns. The character of the street is retained and enhanced in accordance with Policy CS19 and NPPF Section 12.

5. Residential Space Standards and Layout Quality

All units comply with the Nationally Described Space Standards

Standard	Requirement	Proposed	Compliant
1b1p GIA	37 sqm	37 sqm	Yes
2b3p GIA	61 sqm	61 sqm	Yes
3b5p GIA	86 sqm	99 sqm	Yes
Double bedrooms	11.5 sqm	13–15 sqm	Yes
Single bedrooms	7.5 sqm	8.5–10.5 sqm	Yes

The scheme delivers high-quality internal layouts with excellent natural light, outlook and usability.

6. Amenity

Future occupants

- High quality private amenity space
- Well-lit and well-ventilated accommodation
- Good internal separation between habitable spaces

Neighbouring properties

- Complies with 21m privacy guidance
- Minimises overlooking and avoids overshadowing
- Passes the 25-degree daylight test

There is no adverse impact on neighbour amenity.

7. Highways and Access

Vehicle and pedestrian access remains unchanged.

Retained parking provision combined with enhanced cycling facilities ensures no highway safety concerns. The development complies with CS11, P3 and T1.

8. Ecology and Habitats Regulations

The scheme has no effect on priority habitats.

A SAMMS mitigation contribution may be required by the Local Planning Authority to safeguard the Thames Estuary and Marshes SPA / Ramsar site.

The applicant confirms that they are willing to make the required SAMMS financial contribution should the Local Planning Authority determine that mitigation is necessary.

This fully addresses the previous refusal ground and complies with CS12, the Habitats Regulations and NPPF Section 15.

9. Housing Need and Planning Balance

Gravesham cannot currently demonstrate a 5-year housing land supply. In accordance with NPPF paragraph 11(d), the presumption in favour of sustainable development applies.

The scheme provides:

- A net gain of two well-designed homes
- A family-sized 3-bedroom unit
- Efficient use of land within settlement boundaries
- Sustainable transport opportunities

There are no adverse impacts that would outweigh these benefits.

10. Response to Refusal 20251046

Previous Concern	Current Position
Overdevelopment	No longer applicable
HMO intensity and transient occupation	Replaced with C3 dwellings
Loss of family unit	Family-sized flat provided
Harmful corner massing	Straightened extension resolves this
No SAMMS contribution	Willingness confirmed

All grounds for refusal have been resolved.

11. Conclusion

This application represents a well-designed and policy compliant enhancement of the site that:

- Meets nationally required space standards
- Maintains neighbour and streetscene amenity
- Delivers sustainable housing in a suitable location
- Fully overcomes all issues from the previous application

Planning permission should therefore be granted.